



**2 South Molton Street, Chulmleigh, EX18 7BW**  
**£750 PCM**

A most attractive, light and spacious purpose built FIRST FLOOR FLAT situated in the centre of Chulmleigh offering imaginatively presented TWO BEDROOM AND TWO BATHROOM accommodation including a fully equipped MODERN KITCHEN. NO PETS and ON-STREET PARKING ONLY. Available Now.

## SITUATION

Chulmleigh is a small but busy town set in the heart of rural Devon. It is the centre for an active and friendly community and offers a good range of local shops including a butcher, bakery, dairy, newsagent, hardware store etc, along with the excellent Chulmleigh Academy offering schooling from the ages of 3 to 16 years of age, health centre, dental surgery, Post Office, bank, churches, library, two public houses and a community run Sports Centre and a short 18 hole golf course. The market town of South Molton to the north and Crediton to the south both offer a more comprehensive range of facilities and the local railway station at Eggesford, 2 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University city of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at South Molton, Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

## DESCRIPTION

A recently converted First Floor Apartment conveniently situated for the centre of Chulmleigh offering well appointed two Double Bedroom accommodation each with an En-Suite Shower Room as well as a Kitchen with separate Utility Area, a Sitting Room and a separate Cloakroom. The property has been converted to an exceptionally high standard to include a quality fitted Kitchen with integrated appliances, tastefully designed and high quality bathrooms suites and electric heating throughout. Parking not available with the property, local on-street parking only.

## ENTRANCE

From the shared Entrance Hall, a wooden fire door opens into the

## ENTRANCE HALL

A spacious Hall with single Cloaks Cupboard and Airing Cupboard housing a factory lagged 'megaflow' hot water cylinder with electric and hot water control panels to one side. There are also doors off to all principal rooms, a window to the side, electric panel heater, smoke alarm and further a storage cupboard to the rear fitted with shelving and double louvre doors.

## LOUNGE

A good sized dual aspect Sitting Room with windows to the side and rear with electric panel heater, two wall uplighters, TV point and a display niche. At one end steps lead down to the

## KITCHEN

A well fitted modern Kitchen with a range of matching units to two sides under a granite worksurface, with granite upstand, including and incorporating a single bowl sink unit with mixer tap set below a window to the rear overlooking the courtyard with granite sill. The Kitchen is fully equipped with an integrated fridge/freezer, built in 'Hoover' stainless steel oven and grill with inset four ring ceramic hob and extractor hood over, an integrated dishwasher and a chrome ladder towel rail. The Kitchen also benefits from a carousel unit, a range of matching wall cupboards, a tiled floor, smoke alarm and an extractor fan. On one side, steps lead up to

## UTILITY AREA

with space and plumbing for a washing machine, space and point for a tumble dryer and the electric meters and fuse boxes.

## CLOAKROOM

with tiled floor, low level WC and a wall mounted wash hand basin with chrome mixer tap.

## BEDROOM 1

A large Master Bedroom with window to the front overlooking Fore Street, two wall uplighters, telephone point, electric panel heaters. In one corner a door opens into a walk-in wardrobe with electric light. At the other end of the room a door opens into an

## EN-SUITE SHOWER ROOM

fitted with matching white suite comprising a fully tiled shower cubicle with chrome bar shower; a pedestal wash hand basin with chrome mixer tap and shaver light over; and a low level WC. The Shower Room is finished with an attractive tiled floor and a chrome ladder towel rail.

## BEDROOM 2

Another double Bedroom with window to the front overlooking Fore Street, electric panel heater and range of storage shelving. In one corner a door opens into an

## **EN-SUITE SHOWER ROOM.**

with partially tiled walls and matching white suite comprising a large shower cubicle with chrome mixer tap and chrome bar shower; a pedestal wash hand basin with chrome mixer tap; and a low level WC. The Shower Room is finished with a shaver light with mirror, extractor fan and a chrome ladder towel rail.

## **SERVICES**

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations. Superfast Broadband available - highest download 80 Mbps and 20 Mbps upload. Mobile voice and data coverage is limited across all networks (info taken from ofcom checker). **PARKING NOT AVAILABLE WITH THE PROPERTY, ON-STREET PARKING ONLY.**

## **TENURE**

The property is to be let unfurnished on a six month Assured Shorthold Tenancy (minimum). Possession will not be granted until the Agreement has been signed, references have been taken up and the in-going funds have been paid (cleared funds). **PLEASE NOTE: NO PETS - THIS IS A FIRST FLOOR FLAT WITH NO OUTSIDE SPACE.**

## **RATES**

The Tenant will be responsible for the Council Tax ~ Band A (2025/2026 £1,567.16 p.a.)

Rent ~ £750 per calendar month, payable in advance by Banker's standing order.

In-Going Costs ~ A deposit in the sum of five weeks rent to be paid, which will be held by the Agent as stakeholder and returned to the Tenant at the end of the tenancy, providing the terms of the Agreement have been adhered to. One whole month's rent is to be paid in advance before taking occupation.

## **APPLICATION DETAILS**

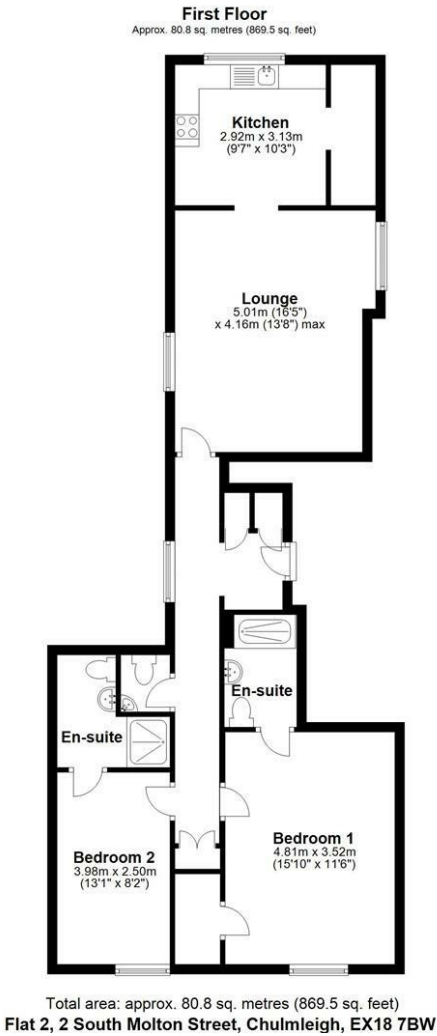
We will require your photographic identification (i.e driving license and/or passport) and a copy of a recent Utility Bill from your current address. We will check your credit rating as well as seek references from your employer and current/previous landlords. You will be referenced by 'Let Alliance' who will contact you directly and ask you to submit information to them online by following a related link, which they will email to you.

## **VIEWINGS**

Strictly by appointment through the agent. Out of Hours Please Call 07515 572206.



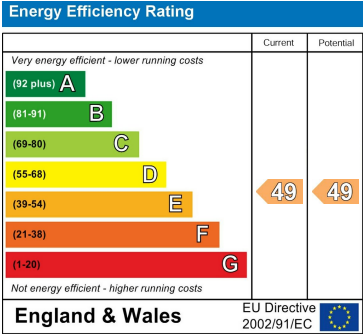
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.